

**ZONING AND PLATTING COMMISSION
SITE PLAN EXTENSION
REVIEW SHEET**

C11
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CASE NUMBER: SP-06-0492C(XT2) **ZONING AND PLATTING COMMISSION**
HEARING DATE: May 3, 2011

PROJECT NAME: Anderson Arbor Phase III

ADDRESS: 13301 N. US Hwy 183

APPLICANT: SCMR Anderson Arbor Phase III (Greg Herman)
595 Round Rock West Dr.
Round Rock TX 78681

AGENT: Consort Inc. (Steve King P.E.)
315 Bowie St.
Austin, TX 78703

CASE MANAGER: Nikki Hoelter Phone: 974-2863
nikki.hoelter@ci.austin.tx.us

PROPOSED DEVELOPMENT:

The applicant is requesting a second extension of 10 months to a previously approved site plan. The proposed development will consist of 10 buildings, which will include personal services, financial services, indoor sports and recreation facility, retail, 6 restaurants, a medical office and a pet service use. The development will also include surface parking, driveways, utilities, and detention and water quality ponds.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the 10 month extension based on LDC Section 25-5-62(C)(1)(d) – the applicant has constructed a significant portion of the infrastructure required for development of the original site plan

The 10 month extension will extend the permit from October 26, 2010 to August 25, 2011. Additional time cannot be granted by the Zoning and Platting Commission because the expiration for the project is August 25, 2011, under LDC Section 25-1-535(C)(3), Project Duration for projects in the Desired Development Zone. This section states all building permits must be filed for the project within 5 years of the initial submittal date. The initial submittal date for the project was August 25, 2006.

The site plan complies with all requirements of the Land Development Code.

If the applicant chooses to request an additional extension to the permit, it may be accomplished through a Managed Growth Agreement, in which City Council will have to approve. This would have to be completed as a separate application and additional review by staff.

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PROJECT INFORMATION

SITE AREA	1,356,607 sq. ft.	31.14 acres
EXISTING ZONING	GR-CO, GR	
WATERSHED	Lake Creek (Suburban)	
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance	
TRAFFIC IMPACT ANALYSIS	Required	
CAPITOL VIEW CORRIDOR	None	
PROPOSED ACCESS	US Hwy 183	
	Allowed/Required	Proposed
FLOOR-AREA RATIO	1:1	.16:1
BUILDING COVERAGE	75%	15.57%
IMPERVIOUS COVERAGE	95%	64.34%
PARKING	900	1191

SUMMARY COMMENTS ON SITE PLAN:

The applicant is proposing to complete the project once tenants are obtained for the 3 remaining buildings. Phase G is proposed as a one story 13,500 square foot retail building; phase H is a proposed 24,375 square foot retail building and the last phase to be built is phase H, which will be a 7,875 square foot accessory storage building. All infrastructure, parking, ponds and utilities have been constructed. All other phases, A through F have been built and occupied.

The site plan complies with all code requirements. The site plan was approved prior to the adoption of Subchapter E.

COMPATIBILITY

There are no single family residences or single family zoning that would trigger compatibility standards.

PREVIOUS APPROVALS

May 11, 2010 – A one year administrative extension was approved, October 26, 2009 to October 26, 2010.

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	GR-CO, GR	
<i>North</i>	MF-2, GR-CO	Apartments and grocery store
<i>South</i>	GR, ROW	Auto leasing/sales, highway
<i>East</i>	I-RR, LI-CO	Undeveloped, industrial use
<i>West</i>	GR, ROW	Undeveloped, highway

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
Hwy 183	Varies	Approx. 300'	Major Arterial

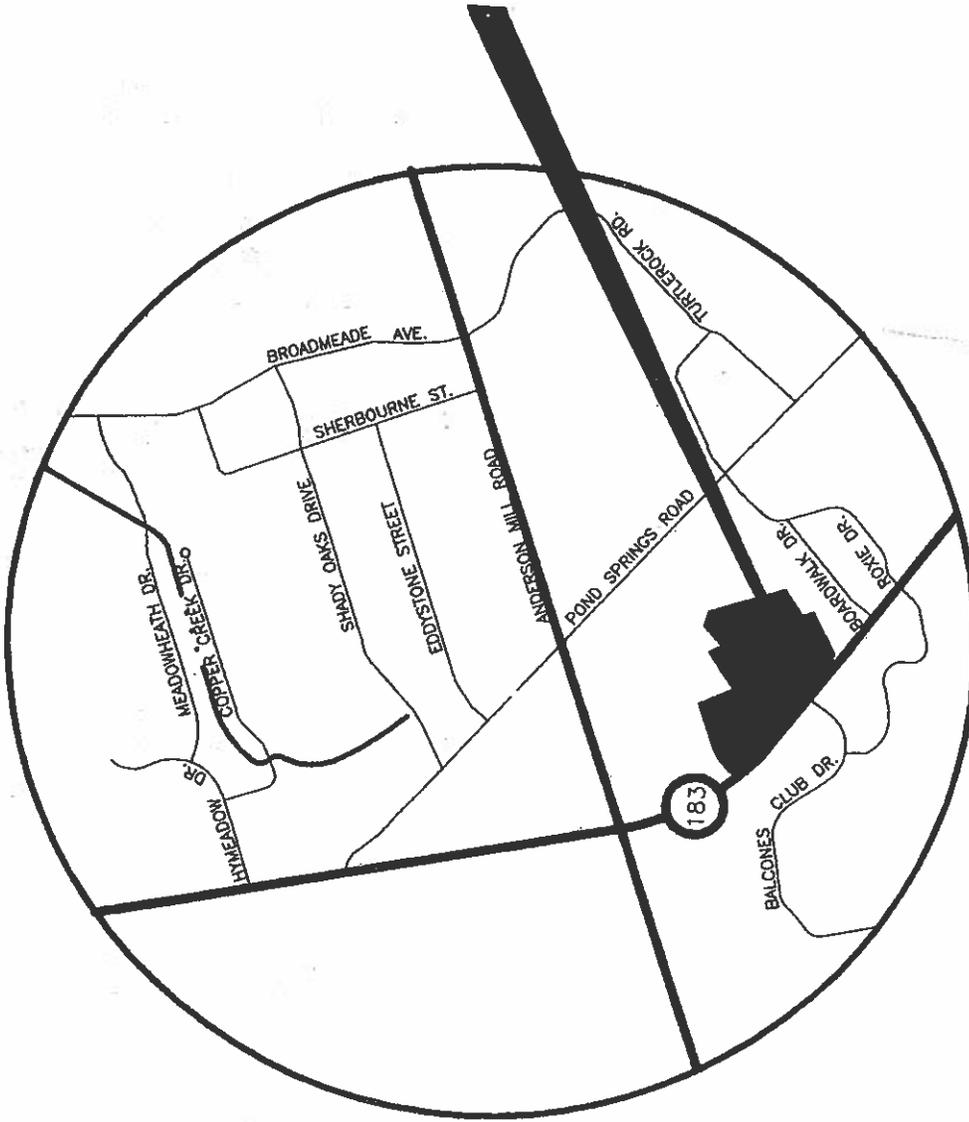
NEIGHBORHOOD ORGNIZATIONS:

- 511—Austin Neighborhoods Council
- 742—Austin Independent School District

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- 786—Home Builders Association of Greater Austin
- 1037—Homeless Neighborhood Assn.
- 1075—League of Bicycling Voters
- 1200—Super Duper Neighborhood Objectors and Appealers Organization
- 1224—Austin Monorail Project
- 1113 - Austin Parks Foundation
- 1228 - Sierra Club Austin Regional Group

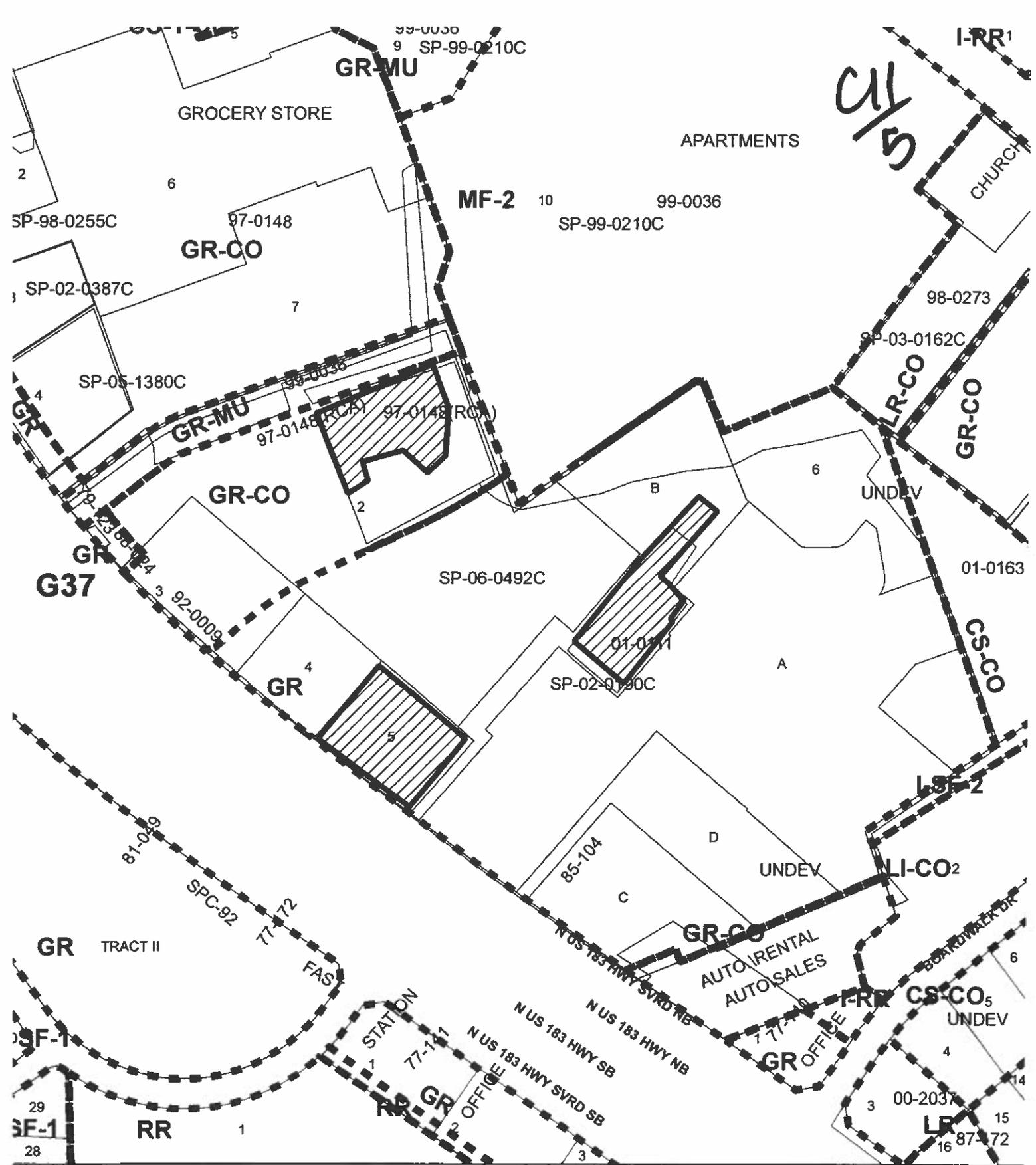
CH/H



NORTH

LOCATION MAP

NTS



SITE PLAN

CASE#: SP-06-0492C(XT2)
 ADDRESS: 13301 N. US HWY 183
 GRID: G37
 MANAGER: Nikki Hoelter

OPERATOR:



-  SUBJECT TRACT
-  ZONING BOUNDARY



This map has been produced by site plan review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

August 26, 2010

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Mr. Greg Guernsey
Director Planning & Development
City of Austin

Dear Mr. Guernsey,

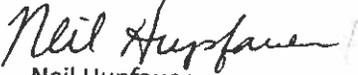
We are requesting this site plan extension for Anderson Arbor III to allow us to complete the retail anchor tenant locations which have not been built. Because these locations are for large build-to-suit retail tenants who will have specific requirements concerning their building dimensions, it is not possible to build the buildings before we know who the tenants are. The economy and banking situation over the past year has severely limited the ability for larger tenants to sign new leases or purchase property.

The encouraging news is that we are seeing an increase in the number of tenants looking to expand or relocate within the market. We are currently working with three large tenants that are very interested in Anderson Arbor and need to be open for business during the second half of 2011. We are cautiously optimistic that we will be able to complete these deals.

If we can provide additional information or answer any questions, please let us know.

Sincerely,


Greg Herman
Partner
SCMR Anderson Arbor Phase III
General Partnership
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Round Rock, TX 78681
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